



**LAND INFORMATION MEMORANDUM NO: LM2400485**

**Received: 04 Apr 2024**

**Issued: 16 Apr 2024**

**Section 44A, Local Government Official Information  
And Meetings Act 1987**

**APPLICANT**

L F Welsby, I Harris  
68B Smeaton Drive  
Raumanga  
Whangarei 0110

**SITE INFORMATION**

Property ID: 21787  
Street Address: 59 Morningside Road, Whangarei 0110  
Legal Description: LOT 3 DP 44758

This is a Land Information Memorandum only.

Full payment has been made for this Land Information Memorandum.

**1: PROPERTY DETAILS.**

- Location Map
- Aerial Photo
- Record of Title: NA7A/539
- Deposited Plan: DP 44758

**2: INFORMATION IDENTIFYING EACH (IF ANY) SPECIAL FEATURE OR CHARACTERISTIC OF THE LAND CONCERNED, INCLUDING BUT NOT LIMITED TO POTENTIAL EROSION, AVULSION, FALLING DEBRIS, SUBSIDENCE, SLIPPAGE, ALLUVION, OR INUNDATION, OR LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS, BEING A FEATURE OR CHARACTERISTIC THAT IS KNOWN TO THE WHANGAREI DISTRICT COUNCIL.**

Whangarei District Council holds indicative information on land stability hazard for Whangārei. Information on land stability, including an interactive web tool, can be found on the Council's website.

The Whangarei District Council may require site-specific investigations before granting future subdivision or building consent for the property, the level of investigation or assessment would depend on the level of stability risk of the area the property is in.

See map attached indicating this property is located within low zone and refer:

<https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards>

Whangarei District Council notified Plan Change 1 - Natural Hazards (PC1) on the 31st of May 2023.

The Plan Change proposes to replace the existing Natural Hazards chapter in the District Plan Operative in Part 2022 with a new Natural Hazards chapter and new rules for subdivision and land use in hazard prone areas.

For more information on the proposed plan change please visit:

<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>

This property is in a flood susceptible area identified by Campbell Consulting Ltd and is yet to be notified and accepted into the District Plan by Council.

See map attached and refer:

<https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards>

This property is in an area that has been identified to contain:

Acid Sulphate Soil Risk

A copy of the Opus Acid Sulphate Soil guidance document dated August 2015 can be found on the Whangarei District Council website.

For information refer:

<https://www.wdc.govt.nz/Council/Council-documents/Policies/Acid-Sulphate-Soil-Planning-Policy>

Whangarei District Council holds information on the liquefaction vulnerability of the district.

The site is located within an area classified as Liquefaction vulnerability category:

- undetermined.

The report was prepared by Tonkin & Taylor Ltd to provide WDC with a district wide liquefaction vulnerability assessment to help inform spatial planning and assessment of landuse, subdivision and building consents.

To view the report and access maps please use the following link:

<https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards>

Please note: To view the liquefaction layer your map scale must be greater than 1:5000.

### **3: INFORMATION ON COUNCIL AND PRIVATE UTILITY (SEWERAGE, WATER & STORMWATER) SERVICES.**

Information relating to Council Utility Services for this property is attached.

- Water, Wastewater and Stormwater Map

House Connection Plan for this property from the building file is attached.

- House Connection Plan Dated – 15/03/1967

For further information regarding Council Water Supply please refer:

<https://www.wdc.govt.nz/Services/Water-services/Water-Supply>

### **4: INFORMATION RELATING TO VALUATION, LAND, AND WATER RATES. INFORMATION FROM WHANGAREI DISTRICT COUNCIL RECORDS.**

Information on Valuation, Rates and Water Meter location (if applicable) for the current financial year, is attached.

Outstanding water balance as at today's date is \$0.00.

A final reading of the water meter will be required.

**5: INFORMATION CONCERNING ANY PERMIT, CONSENT, CERTIFICATE, NOTICE ORDER, OR REQUISITION AFFECTING THE LAND OR ANY BUILDING ON THE LAND PREVIOUSLY ISSUED BY THE WHANGAREI DISTRICT COUNCIL OR BUILDING CERTIFIER (WHETHER UNDER THE BUILDING ACT 1991 AND/OR 2004 OR ANY OTHER ACT).**

After an extensive search of Council records, we were unable to locate the building file for the original dwelling.

Copy of Building Permits issued for this property are attached.

- Heating Installation – (Unable to locate plans)  
Dated – 20/05/1971
- Alterations and additions to private dwelling  
Dated – 14/08/1979

**Please note**, a Code Compliance Certificate (CCC) is NOT required for works subject to a Building Permit. Building Permits were issued up until 1993, prior to the Building Act 1991 coming into effect.

Building 'Permits' were subsequently replaced with 'Building Consents' by the Building Act. Building Consents introduced the CCC as formal confirmation that all building works have been completed in accordance with the consented documents.

Copy of Building Consents and Code Compliance Certificates issued for this property are attached as listed below:

- BC0478548 – Garage  
Building Consent Issued – 19/11/2004  
Code Compliance Certificate Issued – 05/05/2005
- BC1000141 – New Fireplace  
Building Consent Issued – 03/03/2010  
Code Compliance Certificate Issued – 19/04/2010

**6: INFORMATION RELATING TO THE USE TO WHICH THE LAND MAY BE PUT AND ANY CONDITIONS ATTACHED TO THAT USE.**

This property is located in a General Residential Zone.

See map attached and refer to Part 3: Area Specific Matters - Chapters - Residential zones.

<https://www.wdc.govt.nz/Services/Property/Planning/Operative-District-Plan>

A copy of a Land Use 'Notice of Decision' by Council for this property is attached.

- LU0438423 – To erect a garage to be located less than 4.5 metres from the road boundary and less than 1.5 metres from the side boundary Granted – 21/09/2004

**7: INFORMATION WHICH IN TERMS OF ANY OTHER ACT HAS BEEN NOTIFIED TO THE WHANGAREI DISTRICT COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS FOR ANY PURPOSE.**

Whangarei District Council is not aware of any classification attached to the land or building/s.

**8: OTHER INFORMATION CONCERNING THE LAND AS WHANGAREI DISTRICT COUNCIL CONSIDERS, AT COUNCILS DISCRETION, TO BE RELEVANT.**

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website, <https://www.nrc.govt.nz/> for information on Civil Defence hazard response. This information includes Tsunami evacuation zones, maps and community response plans for flooding and extreme weather events etc.

Copies of site plan, floor plan and elevations are attached for your information.

**9: INFORMATION RELATING TO ANY UTILITY SERVICE OTHER THAN COUNCILS SUCH AS TELEPHONE, ELECTRICITY, GAS AND REGIONAL COUNCIL WILL NEED TO BE OBTAINED FROM THE RELEVANT UTILITY OPERATOR.**

Further information may be available from other authorities; Northpower; Spark; Vector Limited; etc.

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**DISCLAIMER**

Land Information Memoranda (LIM) are prepared under the provisions of Section 44A of the Local Government Official Information and Meetings Act 1987. An inspection of the land or building(s) has not been completed for the purposes of preparing the LIM. It has been compiled from the records held by Whangarei District Council. The information contained in the LIM is correct at the date of issue.

A LIM is prepared for the use of the applicant and may not be able to be relied on by other parties.

Advice from an independent professional such as a lawyer or property advisor should be sought regarding the contents of this LIM.

Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions) not contained in this LIM may be held by Northland Regional Council. For further information contact Northland Regional Council on (09) 470 1200, 0800 002 004 or [www.nrc.govt.nz](http://www.nrc.govt.nz).

A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.

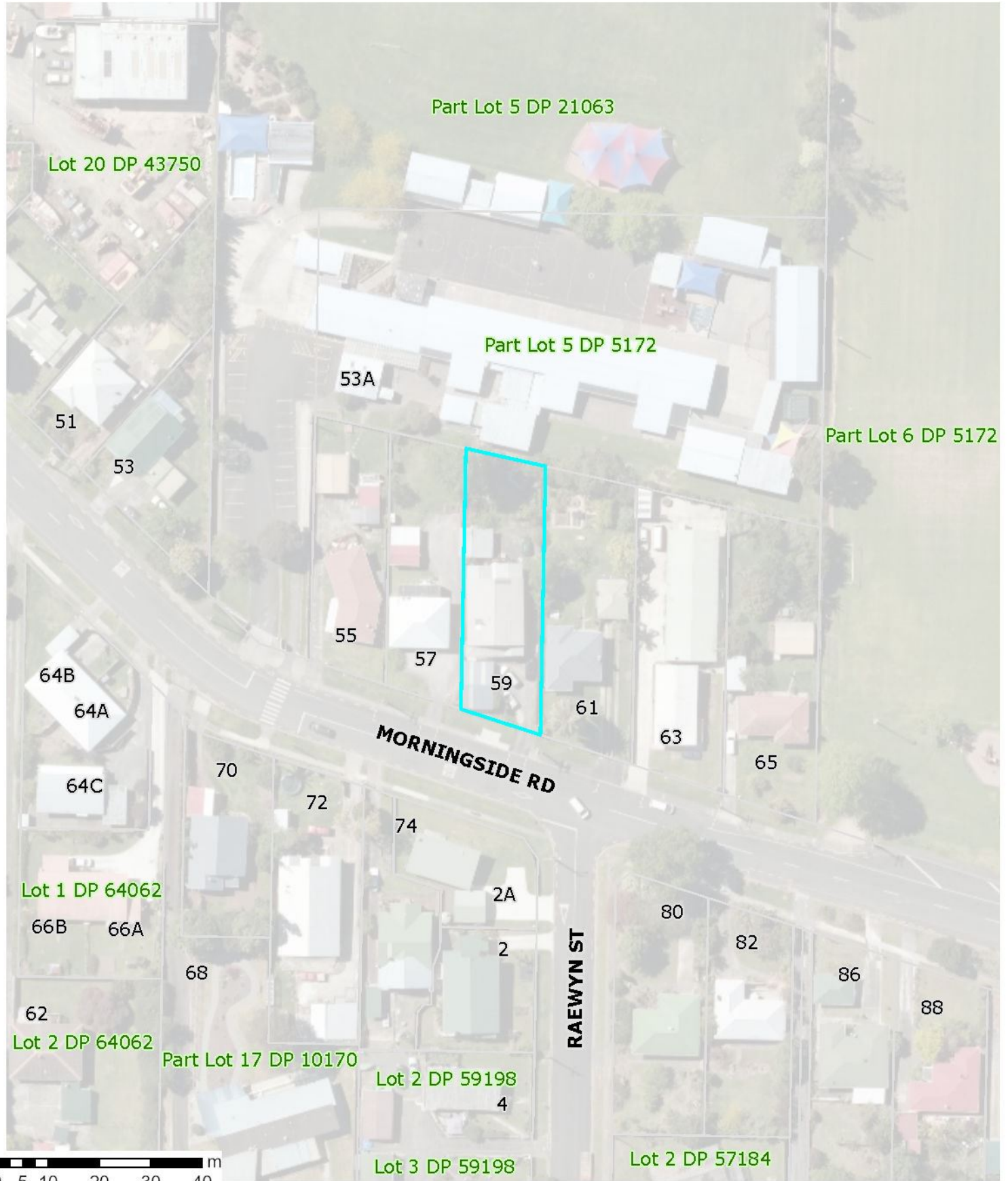
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Signed for and on behalf of Council:



P Luwes  
Property Assessment Officer

# Property Map



## New Subdivisions

- Proposed Pre-223
- 223 Certificate

New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans

16 April 2024  
Scale 1:1,000



# Aerial Photography



This map was last updated in 2018. It includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

16 April 2024  
Scale 1:1,000



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA7A/539  
**Land Registration District** North Auckland  
**Date Issued** 23 September 1965

**Prior References**

NA1529/15

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**Estate** Fee Simple  
**Area** 802 square metres more or less  
**Legal Description** Lot 3 Deposited Plan 44758

**Registered Owners**

Arie Casper Brouwer and Florence Matangaro Brouwer

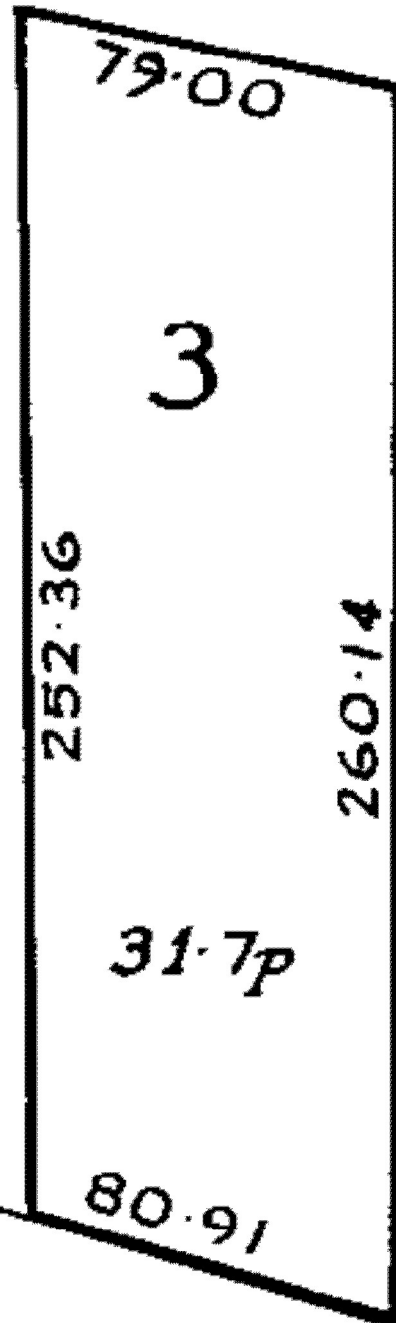
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**Interests**

Excepting all mines beds and seams of coal and other minerals upon and beneath the surface of the said land as excepted by Transfer 83877

Subject to a mining right created by Transfer 83877

5949531.4 Mortgage to The National Bank of New Zealand Limited - 29.3.2004 at 9:00 am



**MET**

31.7P

**MORNINGSIDE**

**R.D.**

Land Transfer Office  
 Received 15.6.57  
 Title Reference... 1081/148 All  
 P.T. CT. 621/166 (Mines & Minerals)  
 Referred to L. T. Surveyor 16.4.57

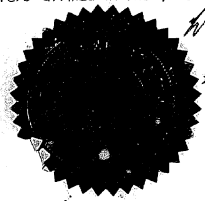


deposited this 22 day  
 of May 1957  
 District Land Registrar

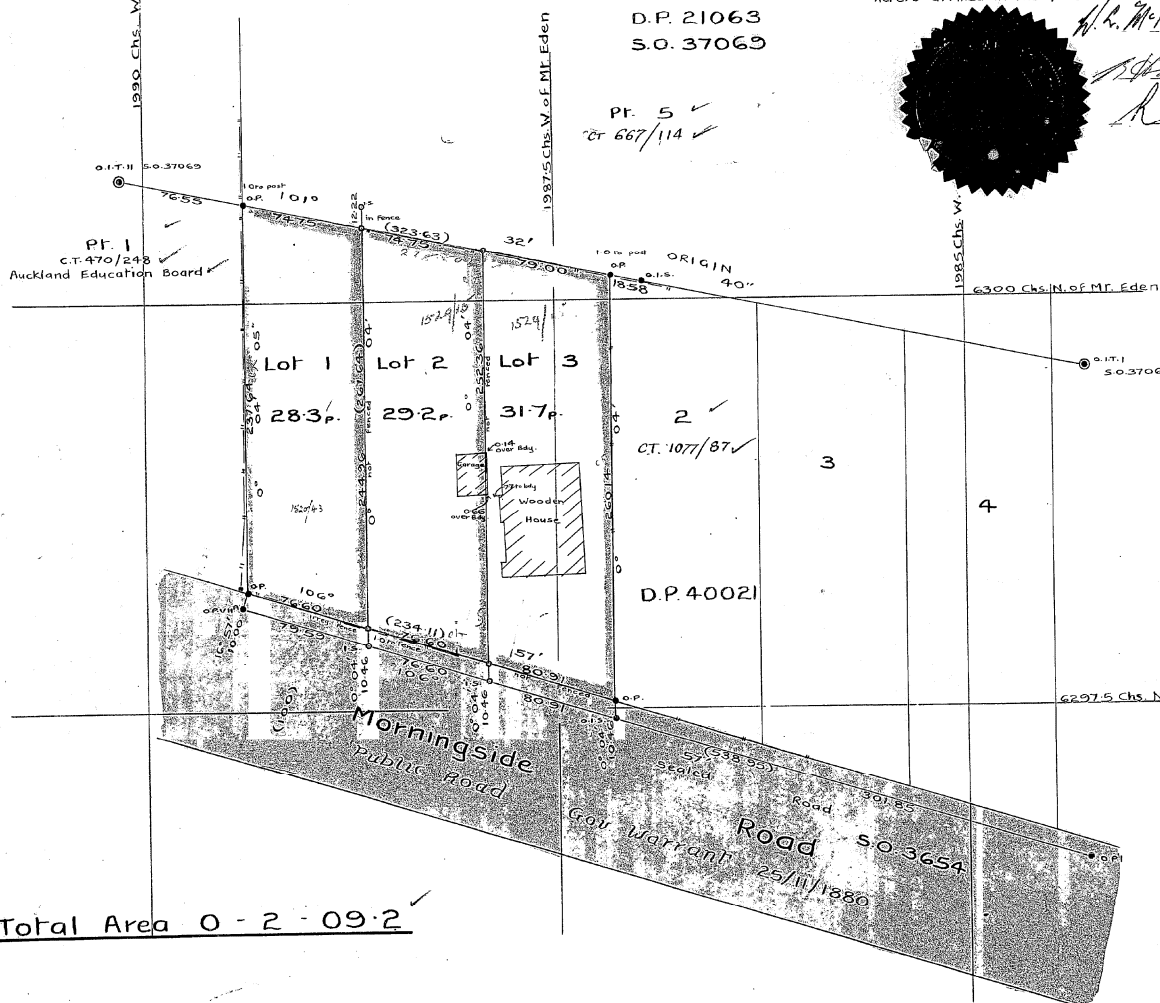
From DP 40021 M  
 Boundary Report

In pursuance of a resolution of the Whangarei Borough Council passed on the 7th day of November 1956 approving under Sec. 351 of the Municipal Corporations Act, 1954 the subdivision shown on this plan the Common Seal of the Body Corporate called the Mayor, Councillors and Citizens of the Borough of Whangarei was hereto affixed in the presence of:-

*A. H. McJimson* Mayor  
*A. H. McJimson* Councillor  
*R. H. H. H.* Town Clerk



LAND & DEEDS  
 Nature: Plain  
 From: S. J. Armstrong  
 16 APR 1957  
 Time: 1.30  
 Fees \$ 1/10/-  
 Abstract No. 571



Total Area 0 - 2 - 09.2

Sub<sup>n</sup> of Pt. Raumanga No 1 Block

Comprised in... C.T. 108/148 (All), P.T. CT. 621/166 (Mines & Minerals)  
 Survey Block & District IX Whangarei S.D. C.I.T.V.  
 Land District N<sup>th</sup> Auckland Local Body Whangarei Borough  
 Scale 50 links to an inch. Surveyed by P.T. Hosking Date Dec 1956

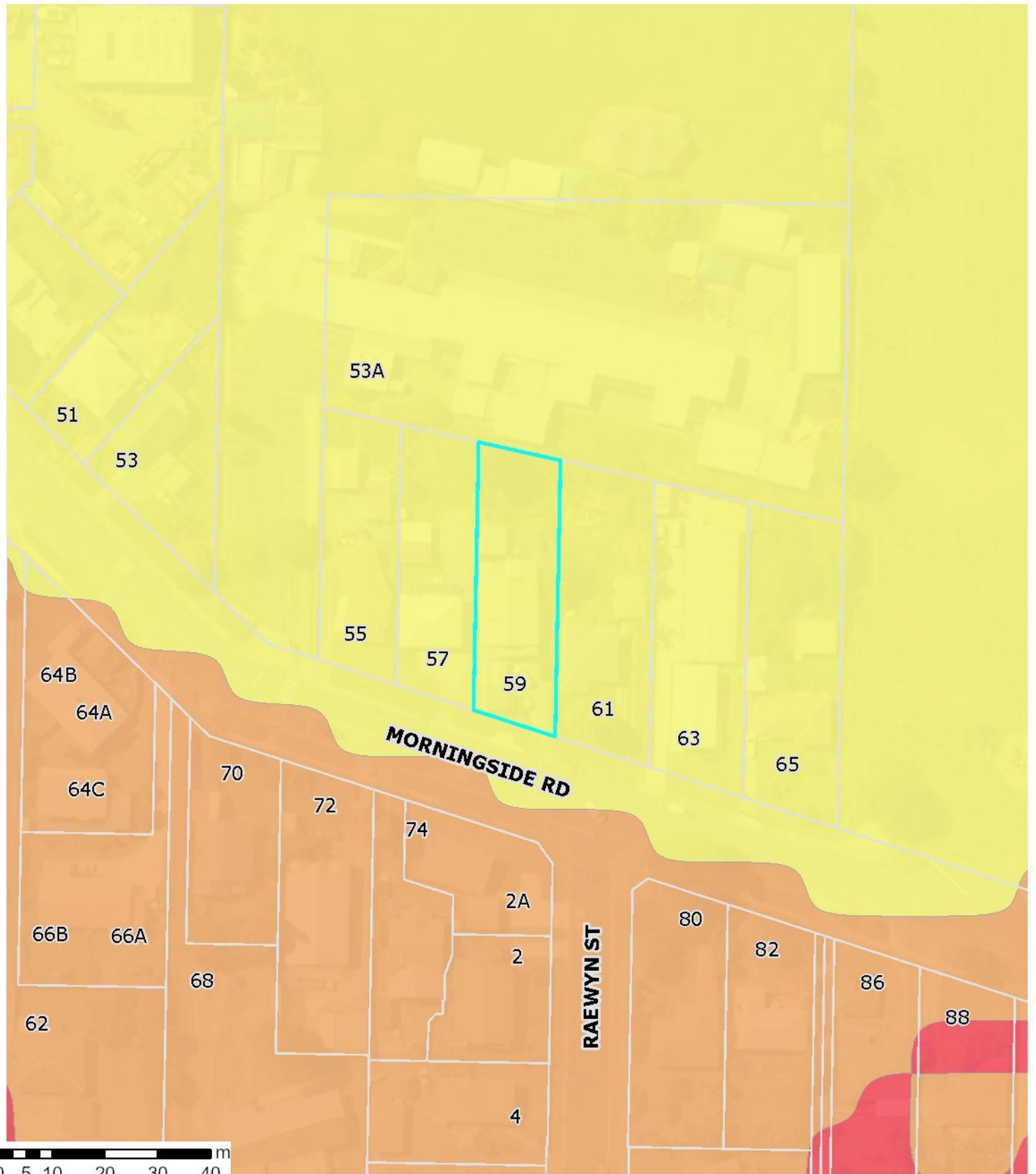
Peter Treglow Hosking of Whangarei Registered Surveyor and holder of an annual practicing certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey were correct, and have been made in accordance with the regulations under the Survey Act, 1938. And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Justices of the Peace Act, 1927.  
 Declared at Whangarei this 11 day of April 1957 before me *J. A. D. Deane* Justice of the Peace, (or Solicitor or Notary Public)

Approved  
*B. R. Grantham*  
 Applicant or Registered Owner

This space reserved for plan numbers  
**44758**

Cross Referenced  
 Approved as to Survey  
*C. H. Lewis*  
 Chief Surveyor  
 Received  
 Reference plans D.P. 21063 & D.P. 40021  
 Field book 290 p. 9  
 Traverse book p. 1  
 Examined by P. T. Hosking 2/15/57  
 Recorded by R. G. G. 1/16/57  
 Correct  
 L. T. Surveyor 1/15/57

# Land Stability



## Landslide Susceptibility Zone

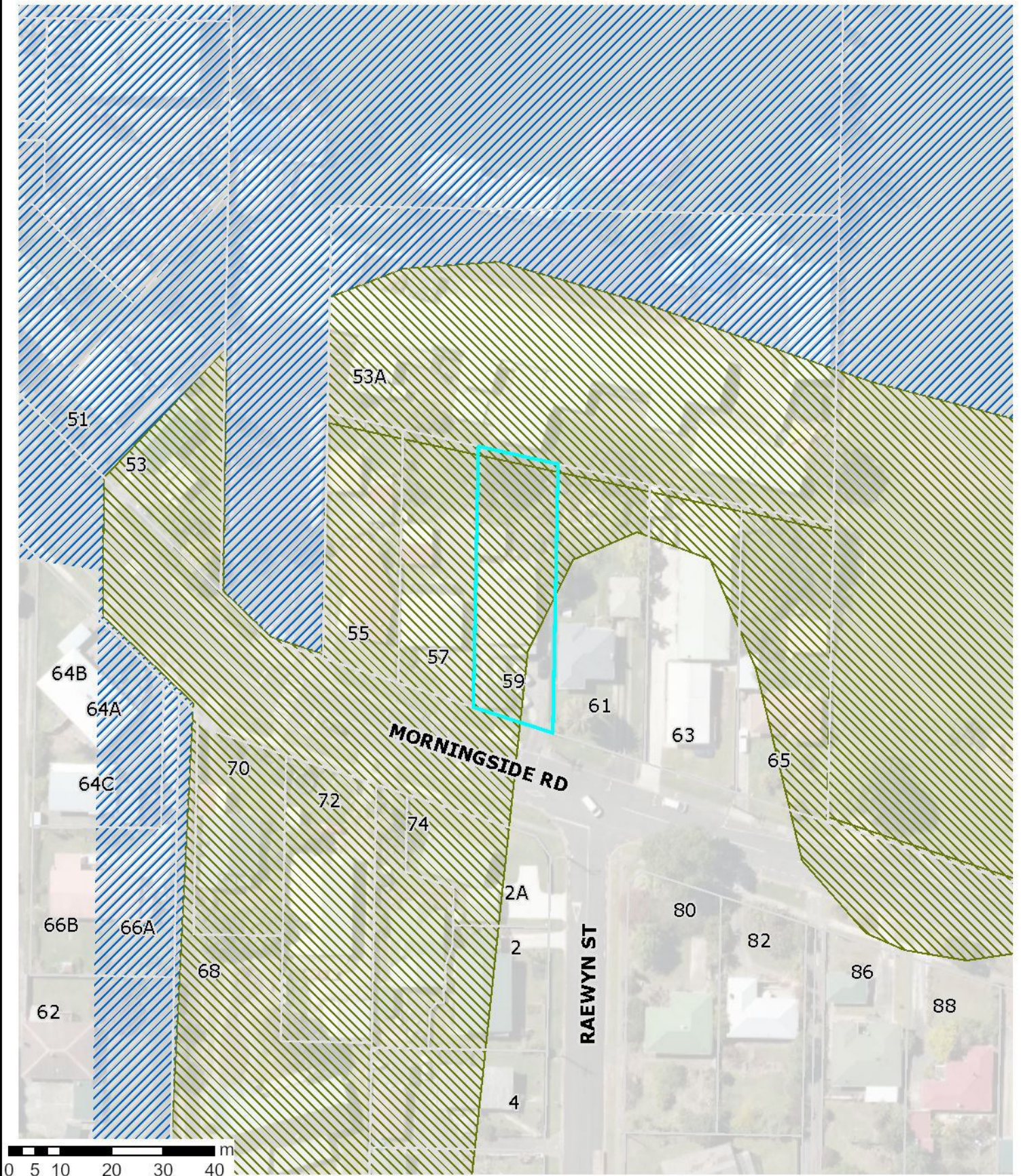
-  High
-  Moderate
-  Low



Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangārei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property is in. Tonkin + Taylor Ltd Landslide Susceptibility assessment report: <https://www.wdc.govt.nz/files/assets/public/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf>

16 April 2024  
Scale 1:1,000



# Flood Susceptibility Review



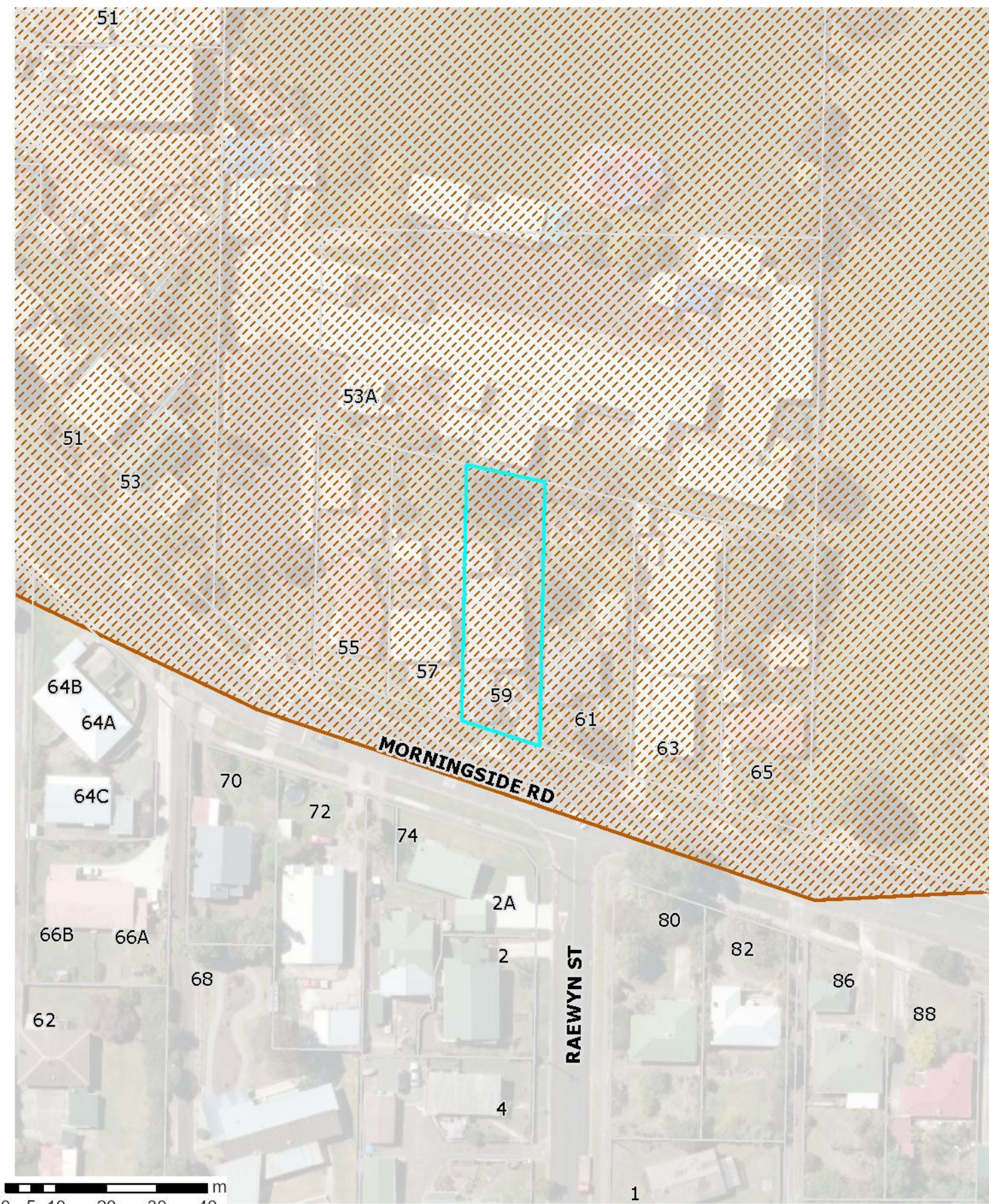
-  Flood Susceptible Accepted by Council Decision for District Plan
-  Variation not accepted by Council



Flood susceptibility areas are symbolized to show both the information from the District Plan Flood Susceptible Areas: 'Accepted by Council Decision' (in diagonal blue) and Additional Flood Susceptible Areas: 'Yet to be accepted by Council' (in diagonal green). Floods information shown is approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected.

16 April 2024  
Scale 1:1,000



# Acid Sulphate Soil (Risk/Confirmed)



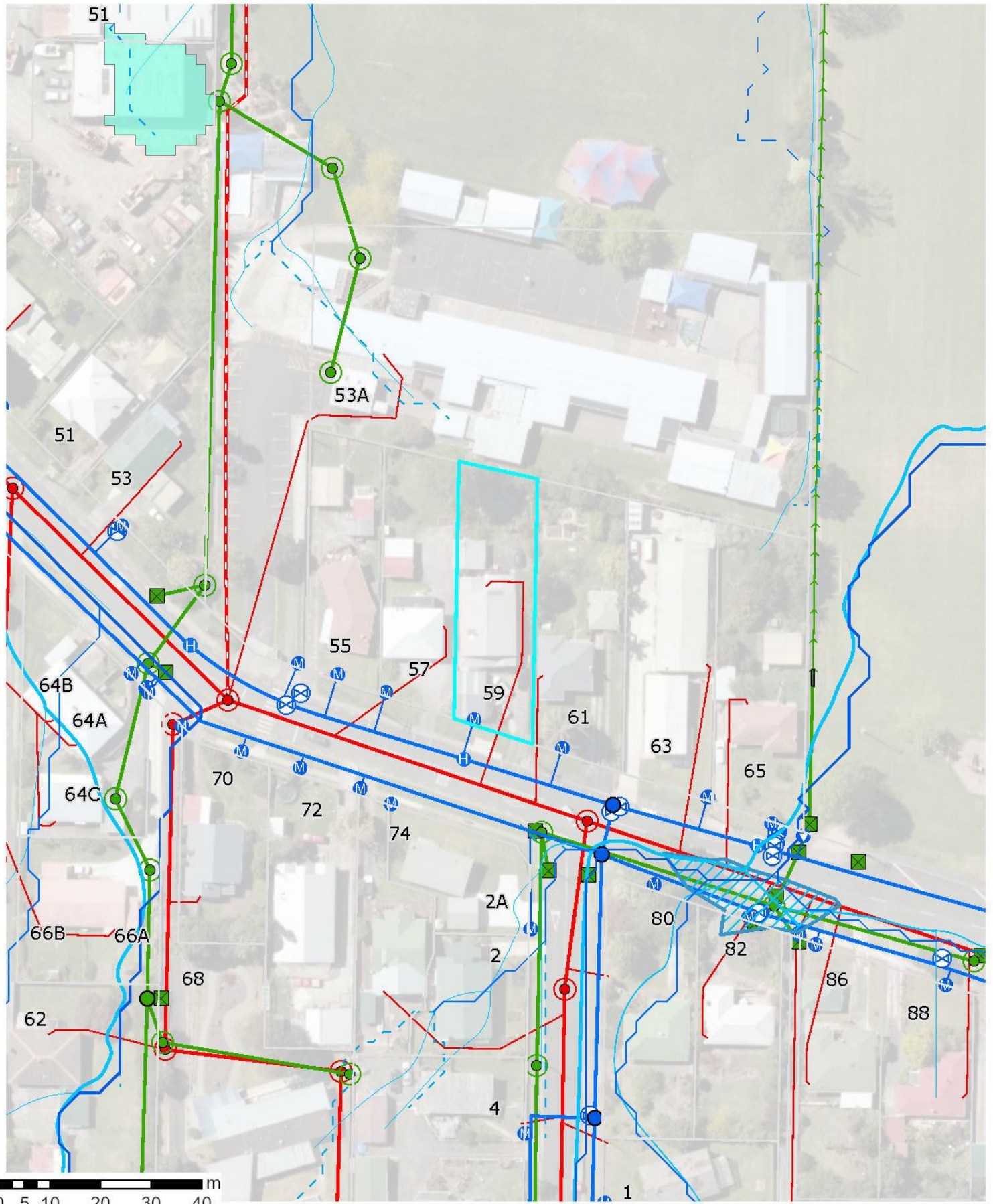
-  Confirmed Acid Sulphate Soil
-  Acid Sulphate Soil Risk

These soils, where present, can generate acidic groundwater and may require consideration with regard to land drainage and selection of building materials for buried structures.

16 April 2024  
Scale 1:1,000



# Water, Wastewater and Stormwater



This information is generalized and shows the approximate location of the Public pipeline services.  
For digging, the As-Built engineering drawings must be used to accurately locate the services.  
See WDC Customer Services.

16 April 2024  
Scale 1:1,000



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CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

# Water, Wastewater and Stormwater – Map Legend

Water	Stormwater	Stormwater Catchment and Flood Management	Wastewater
<b>Water Point</b>	<b>Stormwater Point</b>	<b>Overland Flow Paths 2021</b>	<b>Wastewater Point</b>
Actuator	End Structure	Modelled Catchment Flowpaths 2021	Backflow Device
WDC	WDC	- - 0.2 ha to 0.4 ha	Private
Private	Private	- - 0.4 ha to 1.0 ha	End Structure
Backflow Device	Fitting Node	— 1.0 ha to 3.0 ha	WDC
WDC	WDC	— 3.0 ha to 100.0 ha	Private
Private	Private	— 100.0 ha and above	Fitting Node
Bore	GPT	Surface Depression Ponding Areas 2021	WDC
WDC	WDC	0.200000 - 0.600000 m	Private
Private	Private	0.600001 - 1.200000 m	Manhole
End Structure	Manhole	1.200001 - 2.000000 m	WDC
WDC	WDC	2.000001 - 4.000000 m	Private
Private	Private	4.000001 - 9.910000 m	Meter
Fitting Node	Pump	Overland Flow Paths 2017	WDC
WDC	WDC	Catchment Area 2017	Private
Private	Private	— 0.2 - 1.0 Ha	Motor Control Centre
Hydrant	Stormwater Inlet	— 1.0 - 2.0 Ha	WDC
WDC	WDC	— 2.0 - 5.0 Ha	Private
Private	Private	— > 5.0 Ha	Pump
Meter	Valve	Depression Storage Areas 2017	WDC
WDC	WDC	Depression Storage Areas	Private
Private	Private		Valve
Meter Manifold	Stormwater Line		WDC
WDC	Abandoned Pipe		Private
Private	WDC		Wastewater Line
Pump	Culvert		Abandoned Pipe
WDC	WDC		WDC
Private	Private		Main
Valve	Drainage		Rising Main (Pressure)
WDC	WDC		Sewer Gravity Main
Private	Private		Private
Water Line	Main		Other
Abandoned Pipe	WDC		Process Pipework
WDC	Private		WDC
Trunk Main	Service Line		Private
WDC	WDC		Service Line
Private	Private		WDC
Other Main	Surface Drain		Private
WDC	WDC		Wastewater Area
Private	Private		Chamber
Process Pipework	Stormwater Area Basin		WDC
WDC	WDC		Private
Private	Private		Pressure Sewer System
Reticulation	Chamber		Public
WDC	WDC		Private
Private	Private		
Service Line			
WDC			
Private			
Water Area			
Chamber			
WDC			
Private			
Reservoir			
WDC			
Private			

# Whangarei Corporation

## HOUSE CONNECTION PLAN

8350

PERMIT NO. 1054

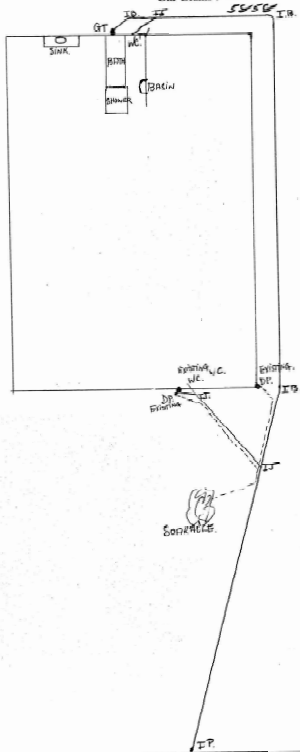
DATE ~~10/13/67~~ 15/3/67

Scale: 1/8in. to a Foot

New Sewerage Drains: Red.

Storm Water: Dotted Black.

Old Drains: = Full Black.



Binding Margins to be left Blank

21787

Owner MRS E COOPER

Street 55 MORNINGSIDE RD WHG. Assessment No. \_\_\_\_\_

Plumber M. D. KERBY

Drainer M. D. KERBY



Whangarei District Council  
Private Bag 9023, Te Mai  
Whangarei 0143  
Ph:0-9-430 4200  
Email: mailroom@wdc.govt.nz

## Rates LIM Report

As at: Tuesday, 16 April, 2024

**Property Number** 21787  
**Legal Description** LOT 3 DP 44758  
**Assessment Number** 0075174500  
**Address** 59 Morningside Road Whangarei 0110  
**Record of Title(s)** 7A/539  
**Land Value** \$240,000  
**Capital Value** \$590,000  
**Date of Valuation** 01-July-2021  
**Effective Date (used for rating purposes)** 01-July-2022  
**Meter Location** 4M FROM LHB

### Rates Breakdown (up to 30 June 2024)

Rates Charge	Charge Total
General Residential	\$559.82
Sewage Disposal - Residential	\$902.00
Uniform Annual General Charge	\$701.00
Regional Council Services	\$180.61
Regional Economic Development	\$5.14
Regional Emergency & Hazard Management	\$50.50
Regional Emergency Services Rate	\$11.44
Regional Flood Infrastructure	\$36.56
Regional Land and Fresh Water Management	\$67.25
Regional Pest Management	\$88.06
Regional River Management - General Catchment Area	\$41.42
Regional Sporting Facilities	\$16.37
Regional Transport Rate	\$43.17
<b>Annual Charge Total</b>	<b>\$2,703.34</b>

**Opening Balance as at 01/07/2023** **\$-1,387.35**

Rates Instalments	Total
20/07/2023 Instalment	\$678.34
20/10/2023 Instalment	\$675.00
20/01/2024 Instalment	\$675.00
20/04/2024 Instalment	\$675.00
<b>Rates Total</b>	<b>\$2,703.34</b>

**Balance to Clear** **\$-734.01**

WHANGAREI CITY COUNCIL

8350

2178?

copybook ✓

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of \$20.

Date 20-5-1971

To: The City Engineer,

Sir,

I hereby apply for permission to Heating Installation

at 59 Morningside Rd for MR D C Whitlaw (Owner)

of above according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND :

Assess. No. 174/253/31
Lot No. 31
D.P. 44758
Allotment No.

LENGTH OF BOUNDARIES :

Front
Back
Side Area
Side

PARTICULARS OF BUILDING :

Foundations
Walls
Area of Ground Floor square feet
Area of Outbuildings square feet
Number of Storeys: Above kerb level
Average distance of set back of front of buildings from street boundary line

ESTIMATED COST :

Building Oil Fired Heating \$ 273:00
Sanitary Plumbing and Drainage \$
Total \$ 273:00

Table with 2 columns: Item (Footpath Bond, Permit Fee, Water) and Amount (2:00, 2:00). Includes Inspector and Rec. No. 5248 Date 29.5.71.

Proposed purposes for which every part of building is to used or occupied (describing separately each part intended for use or occupation for a separate purpose)

Proposed use or occupancy of other parts of buildings

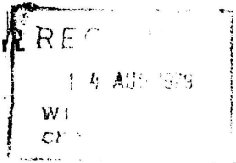
Nature of ground on which building is to be placed and on the subjacent strata

Yours faithfully,

OWNER: WHANGAREI CITY HEATING & AIR CONDITIONING LTD.

Builder's Postal Address: 22 HOWINI AVE., WHANGAREI.

Builder's Phone



8350

**BUILDING APPLICATION FORM**

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of \$100.00

Date 14th August 1979

21787

To: The Director of Engineering,

Sir,

ALTERATIONS AND ADDITIONS TO PRIVATE DWELLING

I hereby apply for permission to  
at 59 MORNINGSIDE ROAD for MR. MRS. D.C. WHITEBLAW  
(House Number and Street) (owner)  
of WHANGAREI (59 MORNINGSIDE ROAD) according to locality plan and detail plans, elevations cross-sections  
(Address)

and specifications of building deposited herewith in duplicate.

**PARTICULARS OF LAND :**

Assess. No. 74/762/1  
Lot No. 3  
D.P. 44758  
Allotment No.

**LENGTH OF BOUNDARIES :**

Front .....  
Back .....  
Side ..... Area .....  
Side .....

**PARTICULARS OF BUILDING :**

Foundations CONCRETE  
Walls HARDIEPLANK  
Area of Ground Floor .....  
Area of Outbuildings .....  
Number of Storeys : Above kerb level ONE Below kerb level .....  
Average distance of set back of front of buildings from street boundary line ..... 13.2 M

Floors PARTICLE BOARD  
Roofs GALV. CORR. IRON  
19.17m<sup>2</sup> square feet (metres)  
square feet (metres)

**ESTIMATED VALUE :**

Building	\$ 6800	: 00
Sanitary Plumbing Drainage	\$ 200	: 00
Total	\$ 7000	: 00

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) PRIVATE DWELLING

Proposed use or occupancy of other parts of buildings PRIVATE DWELLING

Nature of ground on which building is to be placed and on the subjacent strata

Yours faithfully,

Owner

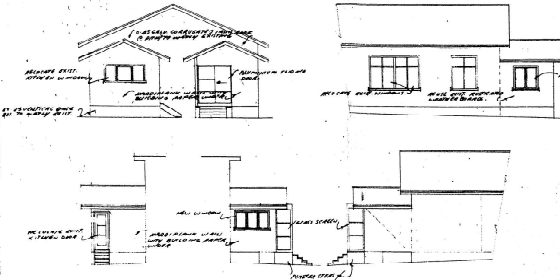
Builder's Postal Address :

REX RYAN *[Signature]* Builder  
BUILDER

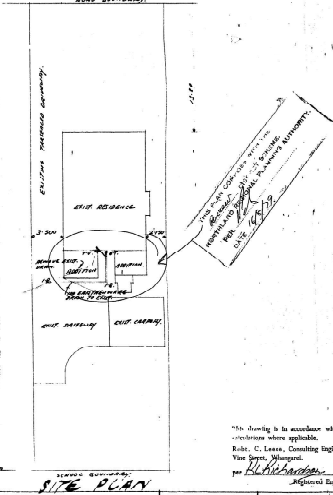
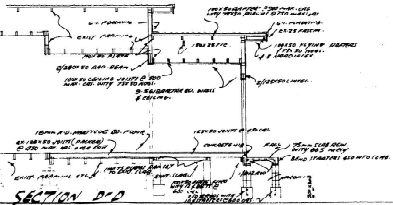
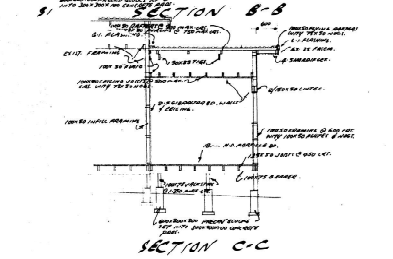
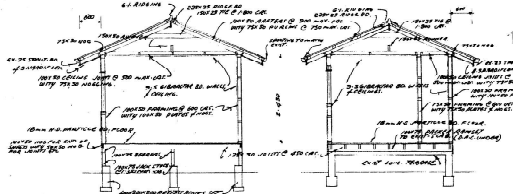
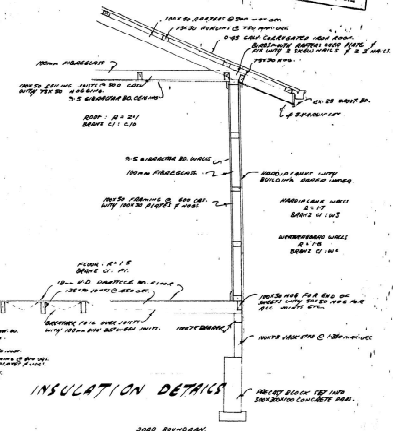
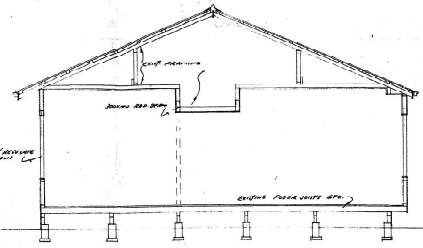
221 MORNINGSIDE ROAD  
WHANGAREI

Builder's Phone 87466

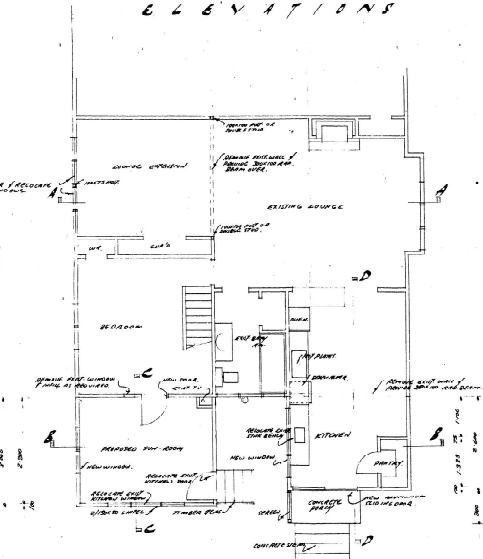
RECEIVED  
14 AUG 1939  
MORNINGSIDES  
CITY COUNCIL



ELEVATIONS



21787



NO MEASUREMENTS TO BE TAKEN ON JOB

PROPOSED ADDITIONS & ALTERATIONS AT 59 MORNINGSIDES ROAD FOR MR & MRS D. C. WHITEHEAD.

SCALE PLAN NO 3668

Prepared by  
R. C. LEVY, Consulting Engineer,  
100, Market Street, Melbourne.  
J. G. LEVY, Engineer

2058422  
PERMIT NUMBER  
11.7.85

13/7  
WHANGAREI CITY COUNCIL

8350  
FILE NUMBER

BUILDING APPLICATION

Please Note that any person wishing to take any other  
footway other than a proper crossing constructed for such  
purpose, shall apply to the Council for a permit to do  
so and shall pay the appropriate deposit.

APPROVED

21283  
RECEIVED  
11 JUL 1985  
WHANGAREI  
CITY COUNCIL

To: The CITY Engineer

I hereby apply for permission to INSTALL ALPINE FIRENYPH.  
at 59 MORNINGSIDE RD. for D.C. WHITELOW  
(House Number and Street) (Owner)  
of 59 MORNINGSIDE RD. WHG. according to locality plan and detail plans, elevations

cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. 751/745 Front ..... Area .....  
Lot No. 3 Back .....  
D.P. 44758 Side ..... Side .....

PARTICULARS OF BUILDINGS:

Foundations ..... Floors .....  
Walls ..... Roofs .....  
Area of Ground Floor ..... (Metres) Area of First Floor or Mezzanine ..... (Metres)  
Area of Basement ..... (Metres) Area of Outbuildings ..... (Metres)  
Number of Storeys: Above kerb level ..... Below kerb level .....  
Average distance of set back of front of buildings from street boundary line .....

ESTIMATED VALUE:

Buildings ..... \$ 1430  
Sanitary Plumbing ... \$ .....  
Sanitary Drainage ... \$ .....  
Total ..... \$ 1430

OFFICE USE ONLY

FEEES PAID BY OWNER/BUILDER/OWNER'S AGENT X

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) Room heating

Proposed use or occupancy of other parts of buildings .....

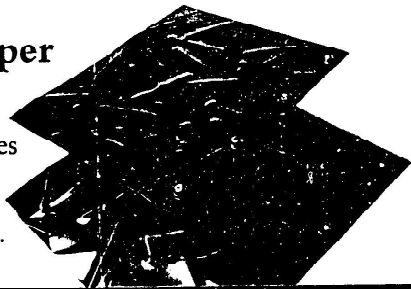
Nature of ground on which building is to be placed and on the subjacent strata .....

PLEASE PRINT	OWNER	BUILDER	OWNER'S AGENT
NAME		NAME <u>KEVIS PRICE</u>	NAME
POSTAL ADDRESS	<u>59 MORNINGSIDE RD</u>	POSTAL ADDRESS	POSTAL ADDRESS
PHONE	<u>53688</u>	PHONE <u>87853</u>	PHONE
	<u>D. Whitlow</u>	Signature	Date <u>11/6/85</u>

TAGS

## Handworked Copper and Brass

The Copper and Brass finishes are produced by an exclusive process that ensures no two patterns are exactly the same.



The final finishing is done entirely by hand and the finished skin is lacquered for extra protection — NO POLISHING is required because the finish is NON-TARNISHING.

## the X series firebox



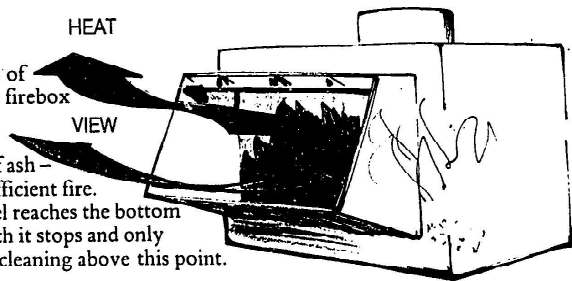
*The Sloping Front — a major advance in firebox design.*

Several important advantages have been gained with the development of the sloping front to the firebox.

- Safety**  
 Bringing the door mouth out makes it that much more difficult for logs, ash, etc., to fall out when the door is open.
- Improved view**  
 of the fire — particularly as the "EAST-WEST" layout of the firebox keeps the fuel forward.
- Excellent Heat Radiation**  
 The large ceramic glass radiates heat out and upward to warm your room.

### Ash Base

The natural shape of the bottom of the firebox forms an area which has a fast initial build-up of ash — excellent for an efficient fire. Once the ash level reaches the bottom of the door mouth it stops and only needs occasional cleaning above this point.



### Steel Firebox

The firebox is constructed from 6mm thick steel with fully welded joints. This ensures a long life for the firebox and means it remains airtight.

### Hot Water Booster

A hot water booster is readily fitted to supplement your existing hot water supply.

### Overnight Burning

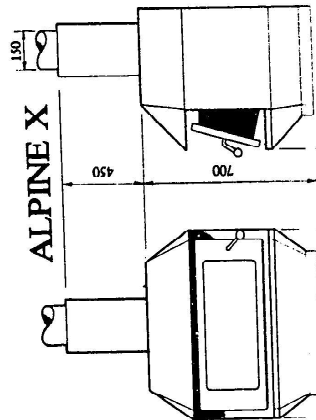
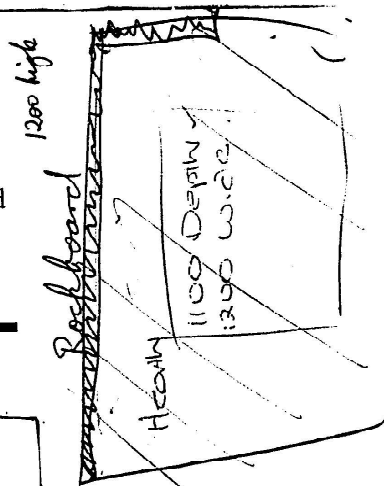


Who wants to light a fire on a cold morning? Just make sure the firebox is well loaded and ablaze at night, close off the air control, and in the morning it will be blazing merrily within minutes of opening the air control.



### Large Log Capacity

Once the fire is established, several logs up to 580mm (23") can be burned at the same time.



Dimensions



**Issue Document**

BUILDING CONSENT No: 78548  
Section 35, Building Act 1991  
Issued: 19Nov04  
Project Information Memorandum No: 78367

78548

**Applicant**

A C & F BROUWER  
59 MORNINGSIDE RD  
WHANGAREI 0101

**Agent**

A C & F BROUWER  
59 MORNINGSIDE RD  
WHANGAREI 0101

**Site Information**

PROPERTY ID: 054031  
STREET ADDRESS: 59 MORNINGSIDE RD, WHANGAREI 0101  
LEGAL DESCRIPTION: LOT 3 DP 44758

**Project Information**

PROJECT IS FOR: Other & Demolition  
INTENDED USE(S): GARAGE  
INTENDED LIFE: Indefinite but not less than 50 years  
VALUE OF WORK: \$19,500.00  
NUMBER OF STAGES: 1

**Fees**

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$389.00  
PAYMENTS RECEIVED TO DATE:  
Receipt number: 2828611 Date: 09Nov04 Amount: \$389.00

This Consent is issued subject to the following conditions:  
=====

**1: General**

*No Requirements.*

**2: Dust Nuisance**

*The applicant must control dust nuisance created by any site or building works.*

**3: Toilet Facilities**

*Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.*

Signed for and on behalf of the Council

Name:..... **G. Byers** .....

Signature:..... *G. Byers* .....

Date: *23./11./04*

REAR YARD CONTINUES

CARPARK TO BE REMOVED

2 EXISTING CARPARK SPACES + TURNING AREA

NEIGHBOURS HOUSE  
57 MORNINGSIDE RD

EXISTING HOUSE  
59 MORNINGSIDE RD

EXISTING DRIVEWAY

61 MORNINGSIDE RD

EXISTING TREE

Proposed 9x6 GARAGE

Stormwater to Kerb

PROPOSED DRIVEWAY/TURNING SPACE

EXISTING HUGE PALM TREE

EXISTING DR 16 DRIVEWAY

BUS STOP SHELTER

0.3 MTR

2.4 MTR

EXISTING CROSSING & DRIVEWAY

FOOT PATH

EXISTING CROSSING & DRIVEWAY

LOCK GARDEN

RC 38423 granted

RMA 91 RESOURCE CONSENT REQUIRED  
~~DELETE~~

APPROVED  
18 NOV 2004  
WHANGAREI DISTRICT COUNCIL  
BUILDING CONTROL

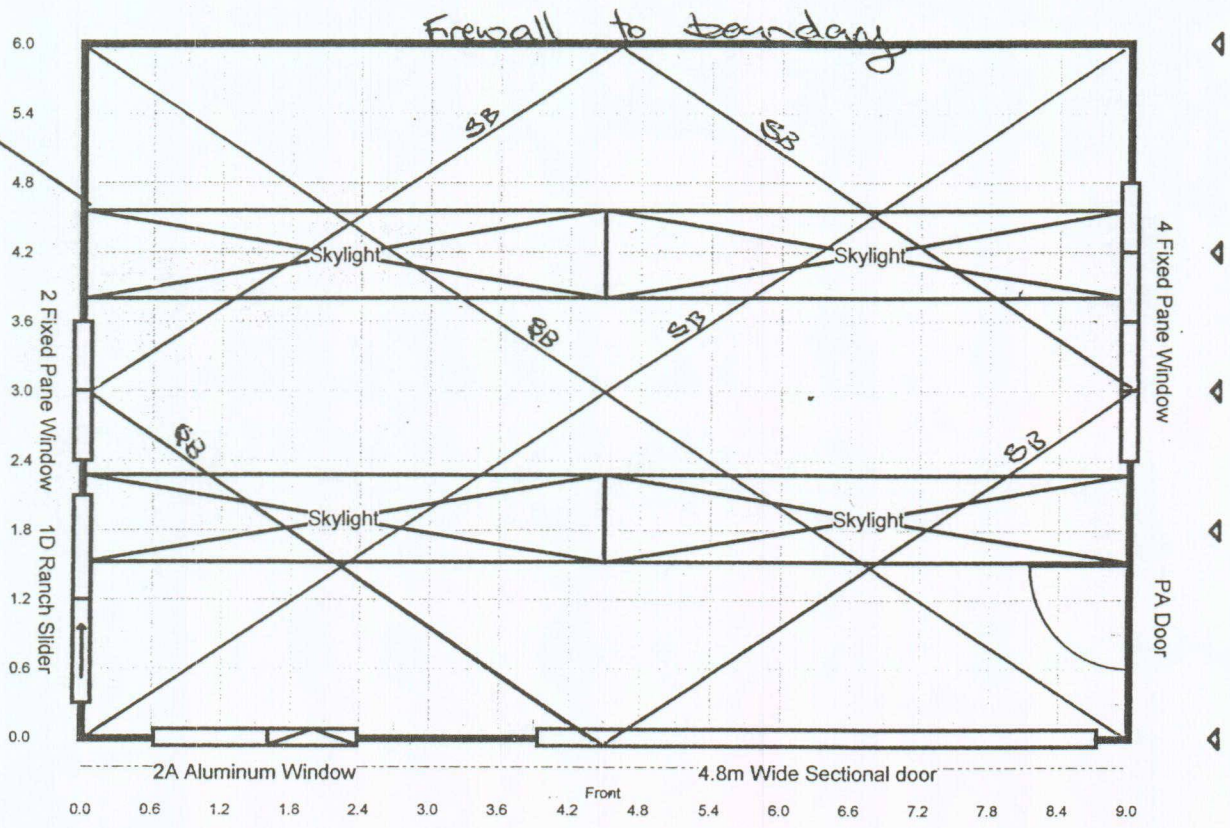
RECEIVED  
08 NOV 2004  
WHANGAREI DISTRICT COUNCIL



Handwritten signature

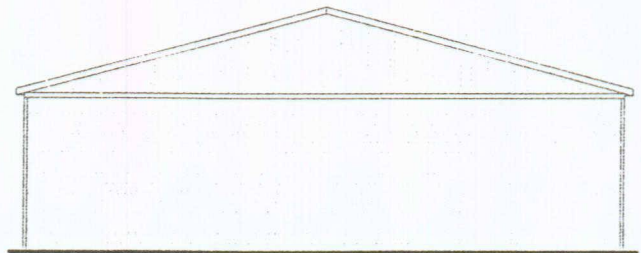
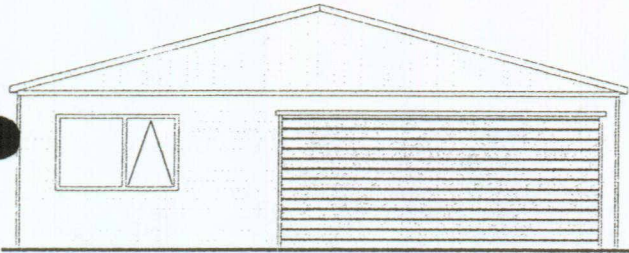
Proposed: (Quote Number: AMC-42)  
 For: Brouwer  
 Address: Not given

Fire wall  
 returned  
 2.4 m



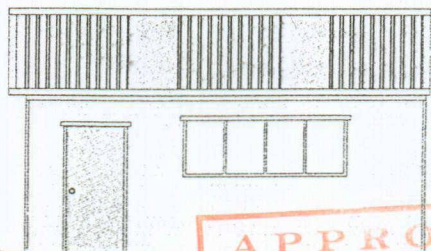
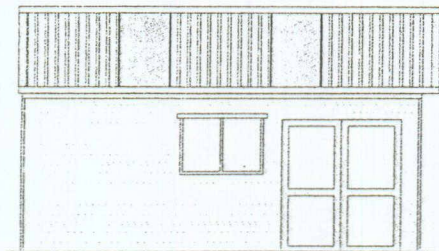
Front

Rear



Left

Right



Design approved by client:

RECEIVED  
 08 NOV 2004  
 WHANGAREI  
 DISTRICT COUNCIL

APPROVED  
 18 NOV 2004  
 WHANGAREI DISTRICT COUNCIL  
 BUILDING CONTROL



Code Compliance Certificate: 78548  
Section 436, Building Act 2004

Issued:05May05



WHANGAREI  
DISTRICT COUNCIL

---

### The Building

Street Address of building: 59 MORNINGSIDE RD, WHANGAREI 0101

Legal Description of land where building is located:

LOT 3 DP 44758

LLP 054031

Current, lawfully established use:

Year first constructed:

---

### The Owner

Name of owner: A C & F BROUWER  
59 MORNINGSIDE ROAD  
WHANGAREI

Contact Person: A C & F BROUWER  
Mailing Address: 59 MORNINGSIDE RD  
WHANGAREI 0101

Street address/registered office: 59 MORNINGSIDE RD  
WHANGAREI 0101

---

### Building Work: GARAGE

Building Consent number: 78548  
Issued by: Whangarei District Council

---

### Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

(a) the building work complies with the building consent.

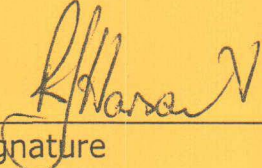
*Creating the ultimate  
living environment*

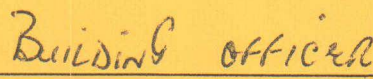
Council Charges

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: \$0.00

---

This is a final code compliance certificate issued in respect of all of the building work under the above building consent

  
Signature

  
Position

On behalf of: Whangarei District Council

Date: 05 May 2005

FINAL CODE COMPLIANCE CERTIFICATE: 78548



**LAND INFORMATION MEMORANDUM NO: LM2400485**

**Received: 04 Apr 2024**

**Issued: 16 Apr 2024**

**Section 44A, Local Government Official Information  
And Meetings Act 1987**

**APPLICANT**

L F Welsby, I Harris  
68B Smeaton Drive  
Raumanga  
Whangarei 0110

**SITE INFORMATION**

Property ID: 21787  
Street Address: 59 Morningside Road, Whangarei 0110  
Legal Description: LOT 3 DP 44758

This is a Land Information Memorandum only.

Full payment has been made for this Land Information Memorandum.

**1: PROPERTY DETAILS.**

- Location Map
- Aerial Photo
- Record of Title: NA7A/539
- Deposited Plan: DP 44758

**2: INFORMATION IDENTIFYING EACH (IF ANY) SPECIAL FEATURE OR CHARACTERISTIC OF THE LAND CONCERNED, INCLUDING BUT NOT LIMITED TO POTENTIAL EROSION, AVULSION, FALLING DEBRIS, SUBSIDENCE, SLIPPAGE, ALLUVION, OR INUNDATION, OR LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS, BEING A FEATURE OR CHARACTERISTIC THAT IS KNOWN TO THE WHANGAREI DISTRICT COUNCIL.**

Whangarei District Council holds indicative information on land stability hazard for Whangārei. Information on land stability, including an interactive web tool, can be found on the Council's website.

The Whangarei District Council may require site-specific investigations before granting future subdivision or building consent for the property, the level of investigation or assessment would depend on the level of stability risk of the area the property is in.

See map attached indicating this property is located within low zone and refer:

<https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards>

Whangarei District Council notified Plan Change 1 - Natural Hazards (PC1) on the 31st of May 2023.

The Plan Change proposes to replace the existing Natural Hazards chapter in the District Plan Operative in Part 2022 with a new Natural Hazards chapter and new rules for subdivision and land use in hazard prone areas.

For more information on the proposed plan change please visit:

<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>

This property is in a flood susceptible area identified by Campbell Consulting Ltd and is yet to be notified and accepted into the District Plan by Council.

See map attached and refer:

<https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards>

This property is in an area that has been identified to contain:

Acid Sulphate Soil Risk

A copy of the Opus Acid Sulphate Soil guidance document dated August 2015 can be found on the Whangarei District Council website.

For information refer:

<https://www.wdc.govt.nz/Council/Council-documents/Policies/Acid-Sulphate-Soil-Planning-Policy>

Whangarei District Council holds information on the liquefaction vulnerability of the district.

The site is located within an area classified as Liquefaction vulnerability category:

- undetermined.

The report was prepared by Tonkin & Taylor Ltd to provide WDC with a district wide liquefaction vulnerability assessment to help inform spatial planning and assessment of landuse, subdivision and building consents.

To view the report and access maps please use the following link:

<https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards>

Please note: To view the liquefaction layer your map scale must be greater than 1:5000.

### **3: INFORMATION ON COUNCIL AND PRIVATE UTILITY (SEWERAGE, WATER & STORMWATER) SERVICES.**

Information relating to Council Utility Services for this property is attached.

- Water, Wastewater and Stormwater Map

House Connection Plan for this property from the building file is attached.

- House Connection Plan Dated – 15/03/1967

For further information regarding Council Water Supply please refer:

<https://www.wdc.govt.nz/Services/Water-services/Water-Supply>

### **4: INFORMATION RELATING TO VALUATION, LAND, AND WATER RATES. INFORMATION FROM WHANGAREI DISTRICT COUNCIL RECORDS.**

Information on Valuation, Rates and Water Meter location (if applicable) for the current financial year, is attached.

Outstanding water balance as at today's date is \$0.00.

A final reading of the water meter will be required.

**5: INFORMATION CONCERNING ANY PERMIT, CONSENT, CERTIFICATE, NOTICE ORDER, OR REQUISITION AFFECTING THE LAND OR ANY BUILDING ON THE LAND PREVIOUSLY ISSUED BY THE WHANGAREI DISTRICT COUNCIL OR BUILDING CERTIFIER (WHETHER UNDER THE BUILDING ACT 1991 AND/OR 2004 OR ANY OTHER ACT).**

After an extensive search of Council records, we were unable to locate the building file for the original dwelling.

Copy of Building Permits issued for this property are attached.

- Heating Installation  
Dated – 20/05/1971
- Alterations and additions to private dwelling  
Dated – 14/08/1979

**Please note**, a Code Compliance Certificate (CCC) is NOT required for works subject to a Building Permit. Building Permits were issued up until 1993, prior to the Building Act 1991 coming into effect.

Building 'Permits' were subsequently replaced with 'Building Consents' by the Building Act. Building Consents introduced the CCC as formal confirmation that all building works have been completed in accordance with the consented documents.

Copy of Building Consents and Code Compliance Certificates issued for this property are attached as listed below:

- BC0478548 – Garage  
Building Consent Issued – 19/11/2004  
Code Compliance Certificate Issued – 05/05/2005
- BC1000141 – New Fireplace  
Building Consent Issued – 03/03/2010  
Code Compliance Certificate Issued – 19/04/2010

**6: INFORMATION RELATING TO THE USE TO WHICH THE LAND MAY BE PUT AND ANY CONDITIONS ATTACHED TO THAT USE.**

This property is located in a General Residential.  
See map attached and refer to Part 3: Area Specific Matters - Chapters - Residential zones.

<https://www.wdc.govt.nz/Services/Property/Planning/Operative-District-Plan>

A copy of a Resource Consent Land Use/Permitted Boundary 'Notice of Decision' by Council for this property is attached.

- LU0438423 – To erect a garage to be located less than 4.5 metres from the road boundary and less than 1.5 metres from the side boundary Granted – 21/09/2004

**7: INFORMATION WHICH IN TERMS OF ANY OTHER ACT HAS BEEN NOTIFIED TO THE WHANGAREI DISTRICT COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS FOR ANY PURPOSE.**

Whangarei District Council is not aware of any classification attached to the land or building/s.

**8: OTHER INFORMATION CONCERNING THE LAND AS WHANGAREI DISTRICT COUNCIL CONSIDERS, AT COUNCILS DISCRETION, TO BE RELEVANT.**

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website, <https://www.nrc.govt.nz/> for information on Civil Defence hazard response. This information includes Tsunami evacuation zones, maps and community response plans for flooding and extreme weather events etc.

Copies of site plan, floor plan and elevations are attached for your information.

**9: INFORMATION RELATING TO ANY UTILITY SERVICE OTHER THAN COUNCILS SUCH AS TELEPHONE, ELECTRICITY, GAS AND REGIONAL COUNCIL WILL NEED TO BE OBTAINED FROM THE RELEVANT UTILITY OPERATOR.**

Further information may be available from other authorities; Northpower; Spark; Vector Limited; etc.

---

**DISCLAIMER**

Land Information Memoranda (LIM) are prepared under the provisions of Section 44A of the Local Government Official Information and Meetings Act 1987. An inspection of the land or building(s) has not been completed for the purposes of preparing the LIM. It has been compiled from the records held by Whangarei District Council. The information contained in the LIM is correct at the date of issue.

A LIM is prepared for the use of the applicant and may not be able to be relied on by other parties.

Advice from an independent professional such as a lawyer or property advisor should be sought regarding the contents of this LIM.

Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions) not contained in this LIM may be held by Northland Regional Council. For further information contact Northland Regional Council on (09) 470 1200, 0800 002 004 or [www.nrc.govt.nz](http://www.nrc.govt.nz).

A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.

---

Signed for and on behalf of Council:



P Luwes  
Property Assessment Officer

1000141

**BUILDING CONSENT No: BC1000141**  
**Section 51, Building Act 2004**

**Issued: 3 March 2010**  
**Project Assessment No: PA1000027**



**WHANGAREI**  
DISTRICT COUNCIL

---

**The Building**

Street address of building: 59 Morningside Road  
Whangarei 0110

Legal description of land where building is located: LOT 3 DP 44758  
LLP: 54031

Building name: N/A  
Location of building within site/block number: N/A  
Level/unit number: N/A

---

First point of contact for communications with council/building consent authority

**The Owner**

A C Brouwer  
F M Brouwer  
59 Morningside Road  
Morningside  
Whangarei 0110

Phone number: 09 430 0186  
Mobile number: 021 376 002  
Facsimile number: N/A  
Email address: [casper.brouwer@xtra.co.nz](mailto:casper.brouwer@xtra.co.nz)  
Website: N/A

Street address/registered office: 59 Morningside Road  
Whangarei 0110

**Building Work**

The following building work is authorised by this consent:

**New Fireplace**

*Creating the ultimate  
living environment*

Forum North, Private Bag 9023  
Whangarei 0148, New Zealand  
Telephone: +64 9 430 4200  
Facsimile: +64 9 438 7632  
Email: [mailroom@wdc.govt.nz](mailto:mailroom@wdc.govt.nz)  
Website: [www.wdc.govt.nz](http://www.wdc.govt.nz)

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

**This building consent is subject to the following conditions:**

**Section 90 Building Act 2004**

Under section 90 of the Building Act 2004, agents authorised by the Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect-

- ii) land on which building work is being or is proposed to be carried out; and
- iii) building work that has been or is being carried out on or off that building site; and
- iiii) any building

1. See attached list of required inspections.
2. A producer statement is required for the installation of this fire. We also require as a condition of this consent that if this installation is for an inbuilt to be installed into an existing fireplace that the producer statement includes a statement that the existing chimney structure has been checked and is in a sound condition and is fit for the installation of this fire unit.

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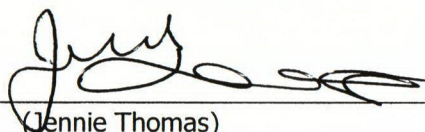
**Compliance Schedule**

A compliance schedule is not required for the building.

**Additional Information**

1. Dust Nuisance  
The applicant must control dust nuisance created by any site or building works.
2. Toilet Facilities  
Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.

Signature



---

(Jennie Thomas)

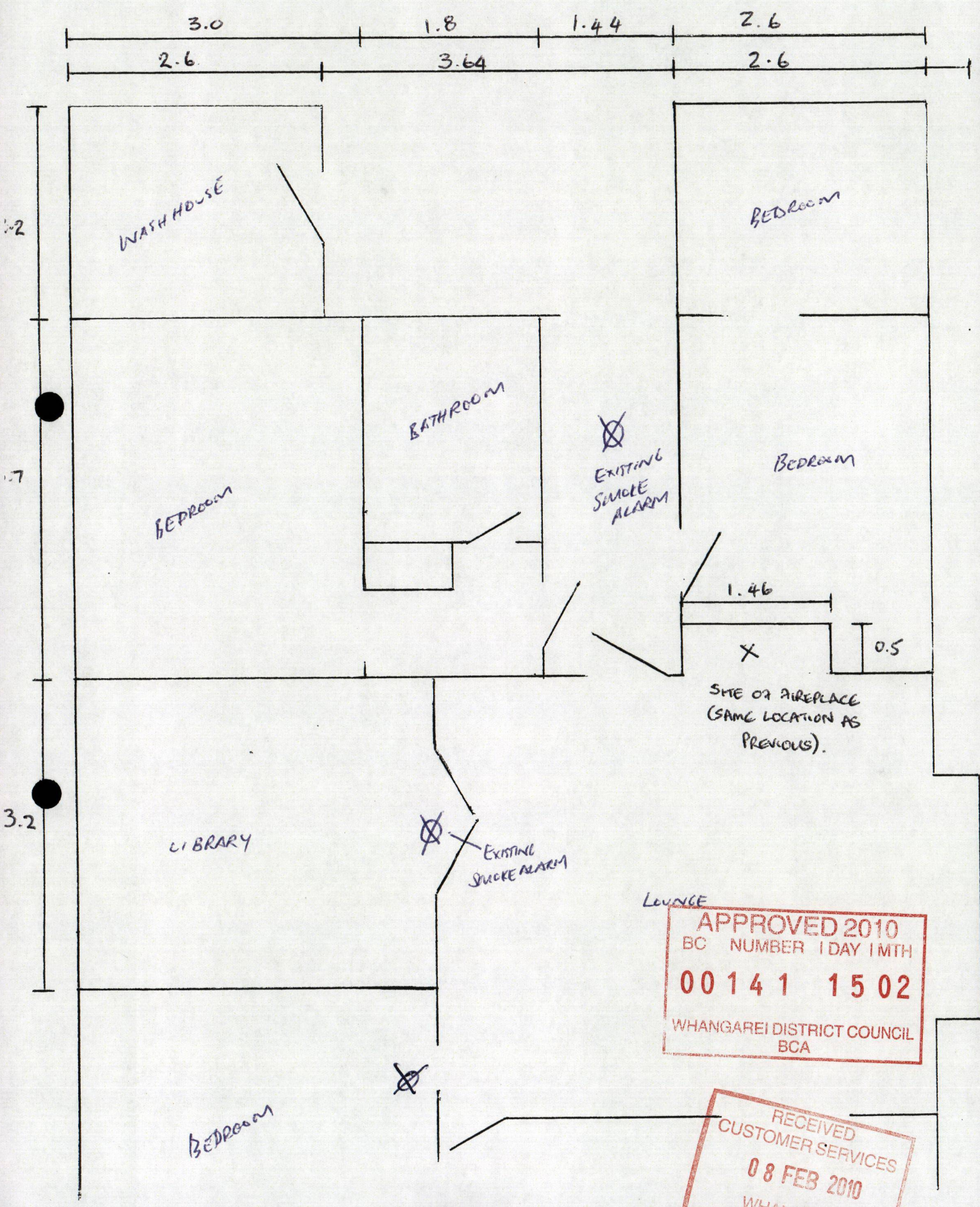
Support Assistant - Issuing  
Position

---

On behalf of: Whangarei District Council

3 March 2010

MORNINGSIDE RD.



APPROVED 2010  
 BC NUMBER 1 DAY 1MTH  
 00141 1502  
 WHANGAREI DISTRICT COUNCIL  
 BCA

RECEIVED  
 CUSTOMER SERVICES  
 08 FEB 2010  
 WHANGAREI  
 DISTRICT COUNCIL



Box 441

SCANNED



WHANGAREI  
DISTRICT COUNCIL

Code Compliance Certificate BC1000141  
Section 95, Building Act 2004  
Issued: 19 April 2010

**The Building**

Street Address of building: 59 Morningside Road  
Whangarei 0110

Legal Description of land where building is located: LOT 3 DP 44758  
LLP 54031

Building name: N/A  
Location of building within site/block number: N/A  
Level unit number: N/A  
Current, lawfully established use: N/A  
Year first constructed: N/A

**The Owner**

A C Brouwer  
F M Brouwer  
59 Morningside Road  
Morningside  
Whangarei 0110

Phone number: 09 430 0186  
Mobile number: 021 376 002  
Facsimile number: N/A  
Email address: casper.brouwer@xtra.co.nz  
Website: N/A

First point of contact for communications with the building consent authority:

**Contact Person**

A C Brouwer  
59 Morningside Road  
Morningside  
Whangarei 0110

Phone number: 09 430 0186  
Mobile number: 021 376 002  
Facsimile number: N/A  
Email address: casper.brouwer@xtra.co.nz  
Website: N/A

Street address/registered office: 59 Morningside Road  
Whangarei 0110

*Creating the ultimate  
living environment*

Forum North, Private Bag 9023  
Whangarei 0148, New Zealand  
Telephone: +64 9 430 4200  
Facsimile: +64 9 438 7632  
Email: mailroom@wdc.govt.nz  
Website: www.wdc.govt.nz



DEC

**Building Work**

Building Consent number

Issued by:

**New Fireplace**

BC1000141

Whangarei District Council


---

**Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that –

(a) The building work complies with the building consent.

---

  
Signature

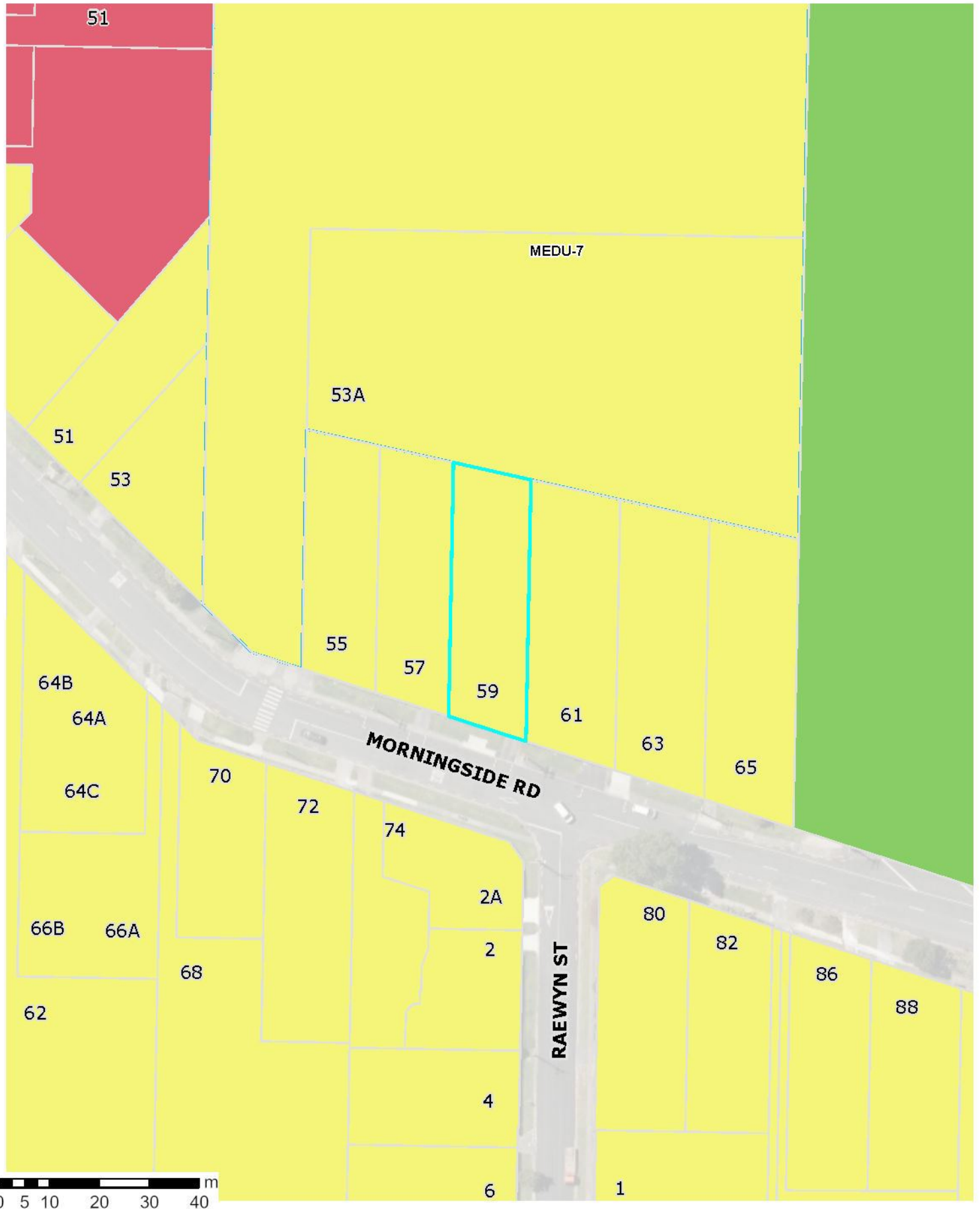
Support Assistant – Code Compliance  
Position

On behalf of: Whangarei District Council

19 April 2010

**Code Compliance Certificate BC1000141**

# Operative District Plan - Area Specific Matters



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

16 April 2024  
Scale 1:1,000


Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.  
CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



# Operative District Plan – Map Legend

## District-Wide Matters







### Energy, Infrastructure and Transport

-  Airport Runway
-  Indicative Road
-  National Road
-  Regional Road
-  Arterial Road
-  Primary Collector Road
-  Secondary Collector Road
-  Access Road
-  Low Volume Road
-  Strategic Road Protection Area
-  Strategic Railway Protection Line
-  Rescue Helicopter Flight Path
-  National Grid Tower
-  Northpower Tower CEL-Cat1
-  National Grid Line
-  Northpower Overhead Critical Line Cel-Cat1
-  Northpower Critical Overhead Lines CEL
-  Northpower Critical Underground Lines CEL


### Hazards and Risks

-  Coastal Erosion Hazard 1
-  Coastal Erosion Hazard 2
-  Flood Susceptible Areas
-  Mining Hazard Area 1
-  Mining Hazard Area 2
-  Mining Hazard Area 3

### Historical and Cultural Values

-  Notable Tree Overlay
-  Heritage Item Overlay
-  Heritage Area Overlay
-  Sites of Significance to Maori
-  Areas of Significance to Maori
-  Papakāinga


### Natural Environment Values

-  Esplanade Priority Area
-  Coastal Marine Area (CMA) boundary
-  Goat Control Areas
-  QRA Quarrying Resource Area
-  QRA Mining Area
-  QRA Buffer Area
-  QRA 500m Indicative Setback
-  Outstanding Natural Feature
-  Outstanding Natural Landscape

### General District-Wide Matters

-  Air Noise Boundary
-  Outer Control Boundary
-  Helicopter Hovering Area
-  Noise Control Boundary Overlay
-  Rail noise alert area
-  Rail vibration alert area
-  Coastal Environment Overlay
-  Outstanding Natural Character Area
-  High Natural Character Area

## Area Specific Matters

-  Multi Title Site
-  Designation
-  Precinct
-  Development Area

### Residential Zones

-  Large Lot Residential Zone
-  Low Density Residential Zone
-  General Residential Zone
-  Medium Density Residential Zone



### Rural Zones

-  Settlement Zone Residential Sub-Zone
-  Settlement Zone Centre Sub-Zone
-  Settlement Zone Industry Sub-Zone
-  Rural Production Zone
-  Rural Lifestyle Zone
-  Future Urban Zone
-  Strategic Rural Industries Zone
-  Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms


### Commercial and Mixed Zones

-  Local Centre Zone
-  Neighbourhood Centre Zone
-  Commercial Zone
-  Mixed Use Zone
-  Town Centre Zone
-  City Centre Zone
-  Waterfront Zone
-  Shopping Centre Zone





### Industrial Zones

-  Light Industrial Zone
-  Heavy Industrial Zone

### Open Space and Recreation Zones

-  Natural Open Space Zone
-  Open Space Zone
-  Sport and Active Recreation Zone

### Special Purpose Zones

-  Airport Zone
-  Hospital Zone
-  Port Zone
-  Ruakaka Equine Zone

The information displayed is schematic only and serves as a guide.

It has been compiled from Whangarei District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

The Whangarei District Council district plan GIS data was created at a specific point in time.

Land parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. The LINZ land parcel information may be updated by LINZ at any time from that time, which may result in misalignments with Whangarei District Council information.

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## **Notice of Decision on Application for Land Use Consent Pursuant to Section 88 of the Resource Management Act 1991**

IN THE MATTER of the Resource Management Act 1991

and

IN THE MATTER of an application under Section 88 of the  
Resource Management Act 1991 by A & F Brouwer

### **Application**

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Application for Resource Consent to erect a garage to be located less than 4.5 metres from the road boundary and less than 1.5 metres from the side boundary at 59 Morningside Road, Whangarei, being Lot 3 DP 44758

### **Decision**

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THAT pursuant to Section 93 and 94 of the Resource Management Act 1991, council determines that the application need not be notified as it is satisfied that any adverse effect on the environment will be minor and that written approval has been obtained from every person that may be adversely affected by granting of the land use consent.

The application was considered and decided under authority delegated pursuant to Section 34 of the Resource Management Act 1991 to the Team Leader (Consents) of the Whangarei District Council.

THAT pursuant to Section 104C and 108 of the Resource Management Act 1991, council grants consent to the application being RC 38423 to erect a garage to be located less than 4.5 metres from the road boundary and less than 1.5 metres from the side boundary at 59 Morningside Road, Whangarei being Lot 3 DP 44758 subject to compliance with the following conditions:

#### **Conditions:**

1. That the proposed development proceeds in general accordance with the site plan, elevations and accompanying details drawn by Versatile Buildings Limited and submitted with this application by A & F Brouwer dated 6 September 2004.

**Advice Notes:**

1. Obtain all necessary building consents with associated code of compliance and completion certificates.
2. Prior to the issue of any building consent, the floor level of the garage and workshop is to be established by a Chartered Professional Engineer to be located above the 50 year return flood level.
3. This resource consent will expire five years after the date of commencement of consent unless:
  - (a) It is given effect to before the end of that period; OR
  - (b) Upon an application made prior to the expiry of that period (or such longer period as is fixed under Section 37 of the Resource Management Act 1991), the council fixes a longer period. The statutory considerations which apply to extensions are set out in Section 125 of the Resource Management Act 1991.
4. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.
5. All archaeological sites are protected under the provisions of the Historic Places Act 1993. It is an offence under that act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the New Zealand Historic Places Trust for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effect cannot be practised.
6. The Consent Holder shall pay all charges set by council under Section 36 of the Resource Management Act 1991, including any administration, monitoring and supervision charges relating to the conditions of this resource consent. The applicant will be advised of the charges as they fall.
7. The consent holder is requested to notify council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Senior Monitoring Officer and include the following details:
  - (a) Name and telephone number of the project manager and site owner
  - (b) Site address to which the consent relates
  - (c) Activity to which the consent relates
  - (d) Expected duration of works.

**Reasons for the Decision**

Pursuant to Section 113 of the Resource Management Act 1991 the reasons for the decision are:

1. The proposal is consistent with the objectives and policies of the Proposed District Plan as Amended by Council Decisions.
2. The written approvals of the parties deemed affected by this proposal have been obtained.
3. The adverse environmental effects resulting from the proposal are considered to be no more than minor.

**Environmental Planner  
(Consents):**

frap

**Date:**

21/09/2004

**Team Leader  
(Consents):**

KMantini

**Date:**

21/09/04

DECISION DATED at Whangarei this

21<sup>st</sup>

day of

September 2004

**Right of Objection**

Section 357 of the Resource Management Act 1991 provides a right of objection to this decision. Objection must be in writing, setting out the reasons for the objection, delivered to council within 15 working days after the decision has been notified to you. A fee may be payable to cover the costs of processing any objection.